

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BRUNSWICK CORPORATION,
I, or we, OWENS YACHT DIVISION, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 122.1, Section 238.1 and Section 238.2 to permit a four-story building (11) instead of a two-story building (10) feet and to permit a side yard of six feet (6') instead of thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The subject land is the only available contiguous land for the expansion of the Owens boat manufacturing facilities which is suitable for the erection of a proposed yacht assembly building, and without the requested variance, a building of sufficient size for the proposed use could not be erected.
2. The proposed building is to be used for the assembly of yachts having a length of 47 feet and a width of 16 feet, and, because of the size and weight of these yachts, it is essential, for launching purposes, that they be assembled immediately adjacent to the water.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

BRUNSWICK CORPORATION
(OWENS YACHT DIVISION)
By Henry M. Decker, Jr. Legal Owner
Address 1100 Stansbury Road
Baltimore, Maryland 21222
Protestant's Attorney
Address 1100 Stansbury Road
Baltimore, Maryland 21222
ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of November 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 2th day of December, 1968, at 2:00 o'clock

Zoning Commissioner of Baltimore County.

(over)



OWENS YACHT DIVISION
8100 STANSBURY ROAD
BALTIMORE, MARYLAND 21222

OWENS YACHT DIVISION - BRUNSWICK CORPORATION

DESCRIPTION OF DUNDALK PROPERTY

Beginning at an iron bar on the Southwest side of Stansbury Road, South 59° 33' East 85' to the end of Stansbury Road, North 30° 27' East 219', hence South 59° 33' East 529.25' to the Southeast side of the concrete support of fence and to the waters of the Chinquapin Branch of Bear Creek; hence binding on the waters of the Chinquapin Branch of Bear Creek as now controlled by bulkheads and buildings, the ten (10) following courses and distances, viz: South 289° 41' West 28', North 59° 54' West 46.75', South 30° 04' West 81.50', North 59° 33' West 20.77', South 30° 11' West 109.36', South 64° 31' East 69.65', South 65° 39' East 38.50', South 26° 50' West 53.09', South 64° 45' East 320.07'; hence South 25° 22' West 93.50' partly along the waters of the branch of Bear Creek; hence parallel to and 40' Northwesterly from the centerline of the track of the Baltimore and Ohio Railroad Company North 64° 38' West 920.90' to the Eastern side of Stansbury Road Extended; North 10° 22' East 201' to the place of beginning.

Containing 5.4662 acres of land; more or less, being that parcel of land described in a deed from Owens Yacht Company to Owens Yacht Company, Inc., dated March 25, 1955 and recorded among the land records of Baltimore County in Liber G. L. R. #2715 Folio 516.

MANIFESTATIONS OF OWENS YACHTS AND THE CONDOGNOR LINE IN TOWSON KILGASS CREEKS
BALTIMORE, MARYLAND 21222

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
FROM: William M. Greenwalt
SUBJECT: Property Owner: Bruner's Corp. (Owens Yacht Div.)
Location: S/W/S Stansbury Rd.
District: 12th
Present Zoning: M.
Proposed Zoning: Var. Sec. 238.1, 238.2
No. Acres: 5.466

Health Department comments:

112. Public water is available to the plant but not public sewers. According to a plant engineer the building will be used for boat assembly only. There will be no plumbing in this building. Employees will use toilet facilities in other nearby buildings.

Based on this information, the Department of Health does not anticipate any health problems.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMD/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Goyvelly, Director of Planning
SUBJECT: Petition 69-125-A. Variance to rear and side yard setbacks, 529.25 feet southwest of Stansbury Road to the Waters of the Chinquapin Branch of Bear Creek, Brunswick Corp., Petitioners.
12th District
HEARING: Monday, December 9, 1968 (2:00 P.M.)

The staff of the Office of Planning and Zoning will make no adverse comment on the subject petition. It appears that the unique boat building operations here and a limited site create conditions of practical difficulty or unreasonable hardship.

OGG:ms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 19, 1968

COUNTY OFFICIALS
JAMES E. GYER, Chairman

Henry M. Decker, Jr., Esq.,
900 Aurora Federal Building
Charles & Saratoga Streets
Baltimore, Maryland 21201

MEMBERS
BUREAU OF ENVIRONMENTAL HEALTH
TRAFFIC ENGINEERING
STATE PLANNING DIVISION
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF PLANNING
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF PLANNING
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF PLANNING

RE: Type of Hearings: Side and Rear yard Variance.
Location: S/W/S Stansbury Rd.
District: 12th
Petitioners: Brunswick Corp. (Owens Yacht Div.)
Committee Meeting of Nov. 6th, 1968
Item 112

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is improved with several manufacturing buildings as is indicated on the plan. The area of the proposed building is unimproved but is paved and is used in part as a ramp for launching boats. The property to the east of the area where the proposed building will be located is improved with a residential dwelling in poor condition. The property to the south on the opposite side of Stansbury Road is used as a truck terminal.

PROJECT PLANNING DIVISION:
The above noted plan has been reviewed and there are no problems of a site planning nature.

BUREAU OF TRAFFIC ENGINEERING:
It would appear that two variances would have little or no effect on the trip generations in this area.

HEALTH DEPARTMENT:
Public water is available to the plant but not public sewers. According to a plant engineer the building will be used for boat assembly only. There will be no plumbing in this building. Employees will use toilet facilities in other nearby buildings.

Based on this information, the Department of Health does not anticipate any health problems.

Page 2

Henry M. Decker, Jr., Esq.,
900 Aurora Federal Building
Charles & Saratoga Streets
Baltimore, Maryland 21201
Item 112

November 19, 1968

FIRE PREVENTION:
No fire problems at this time. It will be required to meet all fire department regulations when construction plans are submitted.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. GYER, Chairman

JED:JD
Enc.

Baltimore County, Maryland
BUREAU OF TRAFFIC ENGINEERING
J. T. YERSON BUILDING
TOWSON, MARYLAND 21204

EUGENE CLIFFORD
Traffic Engineer

November 7, 1968

To: Mr. John G. Rose
From: C. Richard Moore
Subject: Item 112 ZAC - Wednesday, November 6, 1968
Southwest side of Stansbury Road
Variance Section 238.1 and 238.2

It would appear that two variances would have little or no effect on the trip generations in this area.

C. Richard Moore
Engineer II

CRM:ur

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

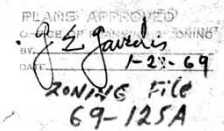
TO: JOHN G. ROSE, Zoning Commissioner
FROM: PROJECT PLANNING DIVISION
SUBJECT: ZONING ADVISORY AGENDA ITEM NO. 112
November 6, 1968
Brunswick Corp., Owens Yacht Div.
S/W/S Stansbury Road

The above noted plan has been reviewed and there are no problems of a site-planning nature.

AWD:vh

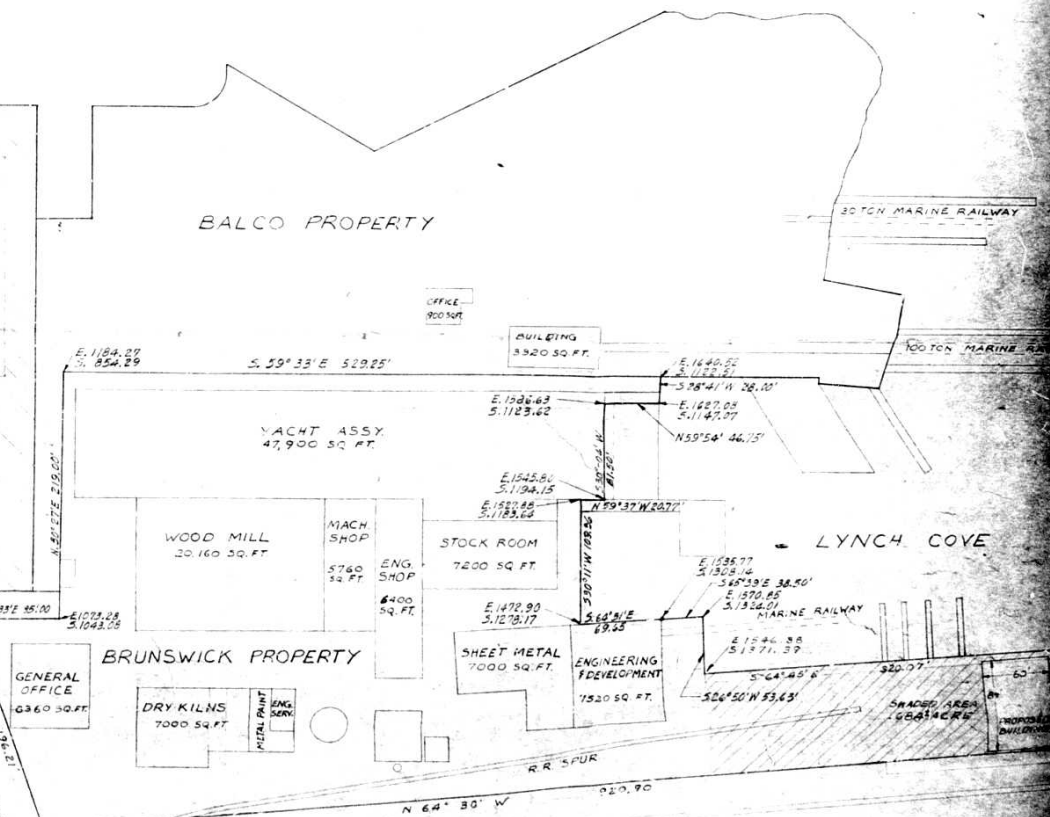
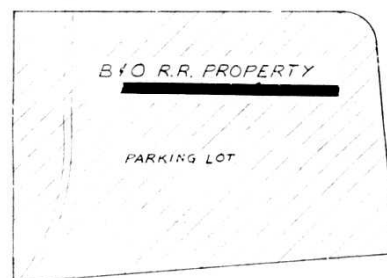
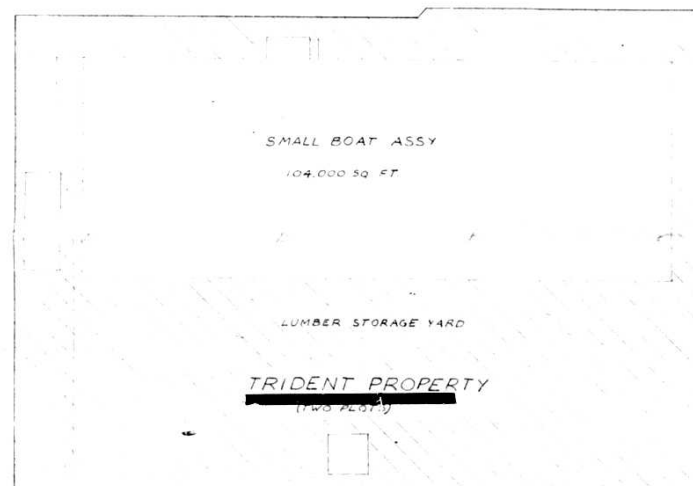
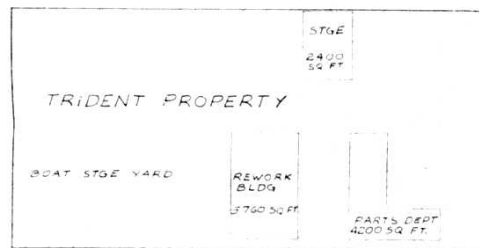
ALBERT V. QUIMBY, Chief





OWENS DIVISION
Brunswick Corporation
ENGINEERING DEPARTMENT BALTIMORE, MARYLAND
TITLE DUNDALK FACILITIES
SCALE 1"=60'-0"

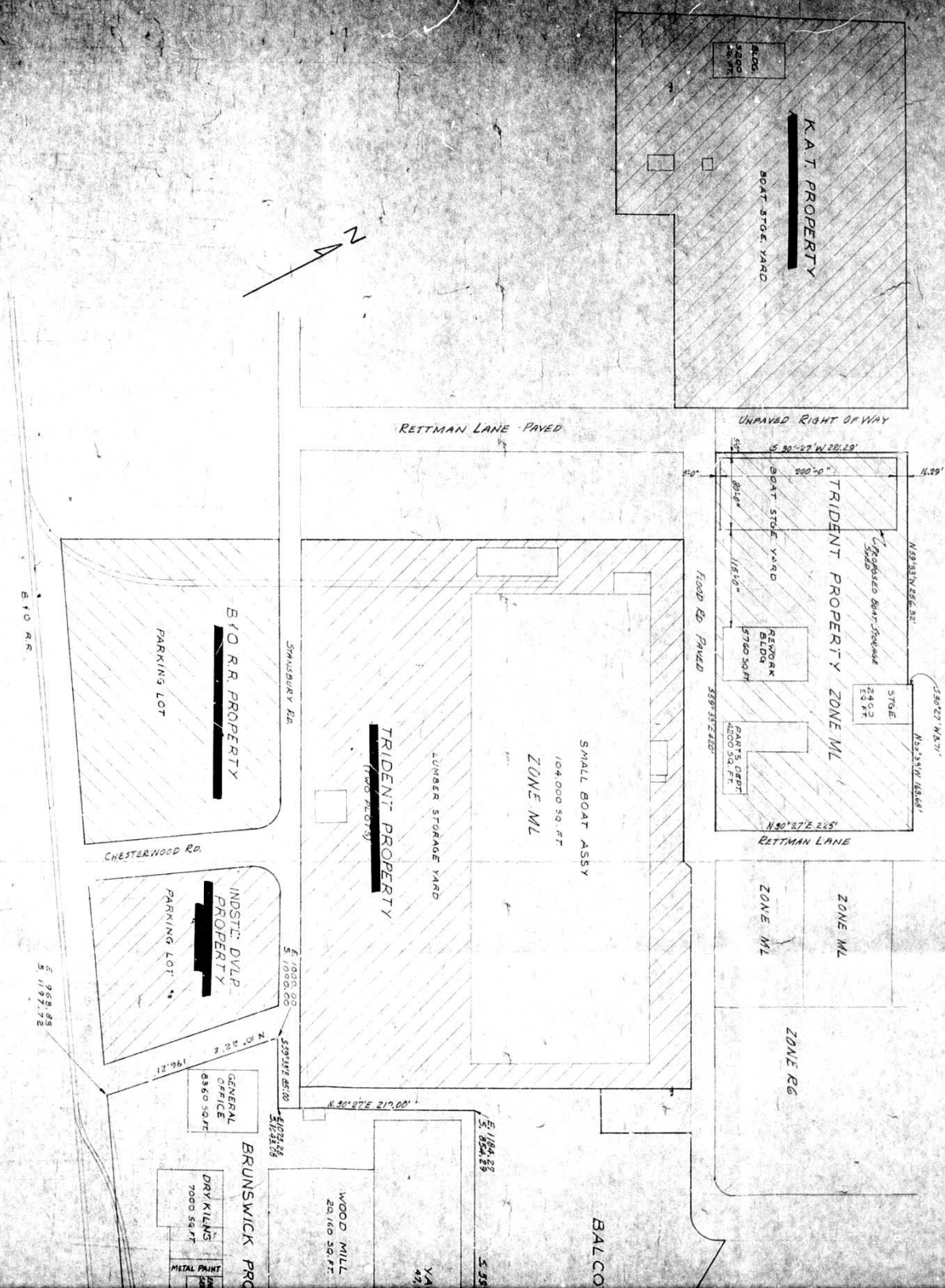
MICROFILMED 7-14-65



Rev. 9-19-68

OWE
BRUNSWICK
ENGINEERING DEPARTMENT
TITLE
BUND
SCALE 1"=50'

7-14-65



K.A.T. PROPERTY

BOAT STGE. YARD

BLDG
24'00"
48'00"

RETTMAN LANE - PAVED

UNPAVED RIGHT OF WAY

TRIDENT PROPERTY ZONE ML

BOAT STGE. YARD

S 30° 27' W 221.29'

80'00"

115'10"

REWORK
BLDG
57'00" 30'00"

PAINT S. DEPT
42'00" 30'00"

338'35" E 210'

338'35" E 210'

115'10"

RETTMAN LANE

ZONE ML

ZONE ML

ZONE RG

SMALL BOAT ASSY
104,000 SQ. FT.

ZONE ML

LUMBER STORAGE YARD

TRIDENT PROPERTY
(HUG PLOTS)

B.Y.O. R.R. PROPERTY

PARKING LOT

CHESTERWOOD RD.

INDSTL. DVL.
PROPERTY

PARKING LOT

GENERAL
OFFICE
6360 SQ. FT.

BRUNSWICK PRO

DRYKILNS
7000 SQ. FT.

METAL PAINT

WOOD MILL
20,160 SQ. FT.

BALCO

E 1184.23'

S 854.23'

S 33'

1/4
42'

S 100° 00' E 1000.00'

S 100° 00' E 1000.00'

S 100° 00' E 1000.00'

B.Y.O. R.R.

S 1184.23'

S 1184.23'

S 1184.23'

S 1184.23'

S 1184.23'



SCALE 1"=60'-0"

DUNDALK FACILITIES

DUNDALK FACILITIES